



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-010583-26

In the matter of: 3175 Bunkerhill Place
Burlington On L7M0C4

Between: Shaukat Ali Tenant

And

Deroni Sakariyas Landlord

Shaukat Ali (the 'Tenant') applied for an order determining that Deroni Sakariyas (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on April 28, 2026.

Only the Tenant attended the hearing.

The Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The pleadings in this application state:

“I believe the existing application LTB-T-093056-25 explained enough details for the matter this additional application been submitted as advised by very respectable Robert Brown on Jan 09 2026”.

2. What the Tenant is referring to in this application was a direction from Vice-Chair Robert Brown to amend LTB-T-093056-25 to include the Tenant's current Landlord (RBC). I note

the Tenant failed to amend the original application nor included the current Landlord on this application.

3. Based on the pleadings in the application before me, I find this application to be a duplicate of LTB-T-093056-25. As such, the application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

May 19, 2026
Date Issued

Elena Jacob
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.